

ASSESSMENT ENGINEER'S REPORT

Prepared for the

CITY OF SAN DIEGO

**Black Mountain Ranch North
Maintenance Assessment District**

**Fiscal Year 2007 Assessments
and Maximum Authorized Assessments**

under the provisions of the

**San Diego Maintenance Assessment District Ordinance
of the San Diego Municipal Code**

and

**Landscaping & Lighting Act of 1972
of the California Streets and Highways Code**

Prepared by

**BOYLE ENGINEERING CORPORATION
7807 Convoy Court, Suite 200
San Diego, CA 92111
(858) 268-8080**

March 2006

CITY OF SAN DIEGO

Mayor

Jerry Sanders

City Council Members

Scott Peters
District 1 (Council President)

Kevin Faulconer
District 2

Toni Atkins
District 3

Anthony Young
District 4 (Council President Pro Tem)

Brian Maienschein
District 5

Donna Frye
District 6

Jim Madaffer
District 7

Ben Hueso
District 8

City Attorney

Michael Aguirre

Chief Operating Officer

Ronne Froman

City Clerk

Elizabeth Maland

Independent Budget Analyst

Andrea Tevlin

City Engineer

Hossein Ruhi

Assessment Engineer

Boyle Engineering Corporation

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Assessment Engineer's Report Black Mountain Ranch North Maintenance Assessment District

Preamble

Pursuant to the provisions of the "Maintenance Assessment Districts Ordinance" (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the "Landscaping & Lighting Act of 1972" (being Part 2 of Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (being Article XIID of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"), and in accordance with the Resolution of Intention, being Resolution No. _____, adopted by the CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, in connection with the proceedings for the BLACK MOUNTAIN RANCH NORTH MAINTENANCE ASSESSMENT DISTRICT (hereinafter referred to as "District"), BOYLE ENGINEERING CORPORATION, as Assessment Engineer to the City of San Diego for these proceedings, submits herewith this report for the District as required by California Streets and Highways Code Section 22565.

PRELIMINARY APPROVAL BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE _____ DAY OF _____, 2006.

Elizabeth Maland, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

FINAL APPROVAL BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE _____ DAY OF _____, 2006.

Elizabeth Maland, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

Executive Summary

Project: Black Mountain Ranch North
Maintenance Assessment District

Apportionment Method: Equivalent Benefit Unit (EBU)

	FY 2007 ⁽¹⁾	Maximum ⁽²⁾ Authorized
Total Parcels Assessed:	100	--
Total Estimated Assessment:	\$191,475	\$246,045
Total Estimated EBUs:	5,632.69	--
<i>Zone A</i>	1,062.78	--
<i>Zone B</i>	12.00	--
<i>Zone C</i>	58.00	--
<i>Zone D</i>	618.82	--
<i>Zone E</i>	575.08	--
<i>Zone F</i>	1,756.28	--
<i>Zone G</i>	609.34	--
<i>Zone H</i>	940.39	--
Assessment per EBU:		
<i>Zone A</i>	\$8.76	\$10.54
<i>Zone B</i>	\$8.76	\$170.10
<i>Zone C</i>	\$25.98	\$27.76
<i>Zone D</i>	\$129.36	\$131.14
<i>Zone E</i>	\$98.38	\$100.16
<i>Zone F</i>	\$8.76	\$29.34
<i>Zone G</i>	\$33.32	\$35.10
<i>Zone H</i>	\$8.76	\$20.76

⁽¹⁾ FY 2007 is the City's Fiscal Year 2007, which begins July 1, 2006 and ends June 30, 2007. Total Parcels Assessed, Total Estimated Assessment, and Total Estimated EBUs may vary from fiscal year to fiscal year due to parcel changes and/or land use re-classifications.

⁽²⁾ Maximum authorized assessment subject to cost indexing provisions set forth in this Assessment Engineer's Report.

Annual Cost Indexing: The maximum authorized assessment *will* be indexed annually by a factor equal to the published SDCPI-U plus 3%.

Bonds: No bonds will be issued in connection with this District.

Background

Black Mountain Ranch – “Subarea 1” of the City of San Diego (City) North City Future Urbanizing Area – is located east of Fairbanks Ranch and north of Torrey Highlands. The City has retained Boyle Engineering Corporation (Boyle) to prepare an Assessment Engineer’s Report for the formation of the Black Mountain Ranch North Maintenance Assessment District (District), encompassing the northern portion of Subarea 1. The purpose of the District is to fund annual maintenance of identified lighting improvements within the District.

District Proceedings for Fiscal Year 2007

This District will be authorized and administered under the provisions of the “San Diego Maintenance Assessment District Ordinance” (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the “Landscaping & Lighting Act of 1972” (being Part 2 of Division 15 of the California Streets and Highways Code), applicable provisions of “Proposition 218” (being Article XIII D of the California Constitution), and provisions of the “Proposition 218 Omnibus Implementation Act” (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as “Assessment Law”). This report has been prepared in compliance with Assessment Law.

Upon preliminary approval of this report by the City Council and the attachment of a resolution of intention, this report will be filed with the Clerk of the City, and a time and place for a public hearing will be set. The Clerk will give notice of the public hearing and proposed assessments by mailing an official notice to all persons owning real property proposed to be assessed as part of the District. In accordance with Assessment Law, a ballot will be mailed with the official notice. The ballot will make provision for casting an affirmative or protest vote.

A public hearing will be scheduled where public testimony will be heard by the City Council. The public hearing will include presentation and consideration of this report, hearing of public testimony, and recordation of affirmative and protest votes. After conclusion of the

public hearing, a tabulation of affirmative and protest votes will be declared.

If a weighted simple majority of ballots cast by parcel owners (weighted according to each parcel's proportionate assessment) are affirmative, the City Council may, at its discretion, proceed to confirm the new assessments and order the assessments to be levied as proposed in the Assessment Engineer's Report. If a weighted majority of the ballots cast protest the proposed assessments, the proposed assessments must be abandoned.

Bond Declaration

No bonds will be issued in connection with this District.

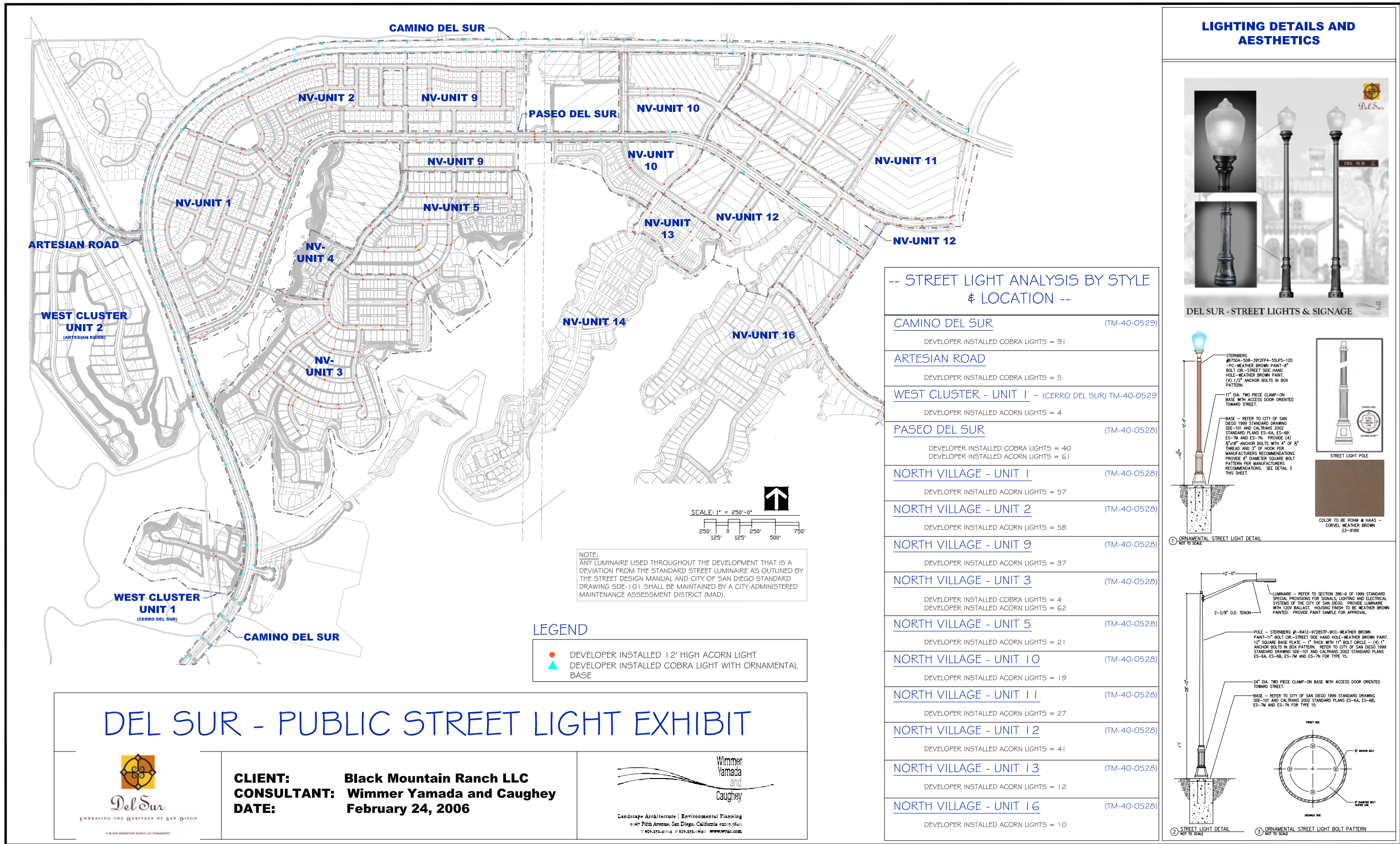
District Boundary

The boundary of the District generally coincides with the northern portion of the Black Mountain Ranch, areas which receive direct and immediate access from the improvement (maintenance) corridors. For benefit apportionment purposes, the District has been divided into eight zones (denoted as "A," "B," "C," "D," "E," "F," "G" and "H") as shown in Exhibit A.

The Boundary Map and Assessment Diagram for the District are on file in the Maintenance Assessment Districts section of the Park and Recreation Department of the City of San Diego, and by reference are made a part of this report. The Boundary Map and Assessment Diagram for the District are available for public inspection during normal business hours. A reduced copy of the Boundary Map is included as Exhibit A.

Project Description

The project to be funded by the proposed assessments is the annual maintenance of identified lighting improvements (i.e., decorative acorn style and cobra style fixtures) within the District. The District improvements are generally located as shown in Figure 1. For additional detail as to location and type of improvements, please refer to the engineering plans and specifications on file with the City Park and Recreation Department.



The improvements include, but are not limited to: poles, fixtures, bulbs, conduits and other appurtenant facilities required to provide such lighting service. Maintenance includes, but is not limited to furnishing services and materials necessary for the ordinary and usual operation, preservation, repair and rehabilitation of the District improvements. The maintenance specifications will be contained in a future City contract and will be on file with the City Clerk and the Park and Recreation Department. The specifications will be available for public inspection during normal business hours.

The proposed assessments may be used to construct and/or maintain additional improvements of like character and nature within the District to the extent that such improvements are consistent with the current apportionment methodology.

Separation of General and Special Benefits

Consistent with City policy for the public at large, the City will contribute for lighting maintenance and energy costs an amount equivalent to that used for City minimum required streetlights (see *City Council Policy 200-18* for lighting standards). These cost allocations, reviewed and adjusted annually by the City, are considered to be “general benefit” administered by the District. All other maintenance, operations, and administration costs associated with the District, which exceed the City’s contribution to the public at large, are accordingly considered to be “special benefit” funded by the District. Table 1 provides a summary of lighting fixtures by zone, and a quantification of those fixtures in excess of the City standard.

TABLE 1: Lighting Fixture Count by Zone

	ZONE								Total
	A ⁽¹⁾	B	C	D	E	F	G	H	
Total Fixture Count									
■ Acorn Style	61	4	0	140	95	65	28	18	411
■ Cobra Style	131	0	5	0	4	0	0	0	140
Total:	192	4	5	140	99	65	28	18	551
City Standard Fixture Count ⁽²⁾									
■ Acorn Style	26	4	0	72	48	48	14	9	221
■ Cobra Style	131	0	5	0	4	0	0	0	140
Total	157	4	5	72	52	48	14	9	361
Fixtures In Excess of City Standard ⁽³⁾									
■ Acorn Style	35	0	0	68	47	17	14	9	190
■ Cobra Style	0	0	0	0	0	0	0	0	0
Total	35	0	0	68	47	17	14	9	190

⁽¹⁾ Overlay lighting fixtures (located along Camino Del Sur and Paseo Del Sur).

⁽²⁾ Acorn style fixture count for "general benefit" energy contribution purposes only. Maintenance of acorn style light fixtures is entirely a "special benefit."

⁽³⁾ Identified based on standard street light spacing requirements.

Cost Estimate

Estimated Costs

Estimated Fiscal Year 2007 and maximum authorized annual expenses and revenues (provided by the City) are included as Exhibit B. Assessments authorized and collected as part of these proceedings may be used for future balloting and re-engineering efforts, as may be required from time to time. Table 2 summarizes the various cost assumptions used in developing the District budget.

TABLE 2: Cost Assumptions

Description	Lighting Fixture Type	
	Acorn Style	Cobra Style
Annual Energy Cost	\$60 / light	\$60 / light
Annual Maintenance Cost	\$225 / light	\$25 / light
Annual Pole Replacement Program ⁽¹⁾	\$30 / light	\$107 / light
District Formation/Re-Engineering ⁽²⁾	\$35,000	
Administration – Personnel & Incidentals	10% ⁽³⁾	
Contingency	25% ⁽³⁾	
Reserve	25% ⁽³⁾	

⁽¹⁾ Based on annual replacement of two acorn pole assemblies (at \$6,500 each) and two cobra pole assemblies (at \$7,500 each). Replacement costs spread over total number of acorn-style and cobra-style fixtures, respectively.

⁽²⁾ Formation costs included in Fiscal Year 2007 budget. Future re-engineering costs included in maximum authorized budget.

⁽³⁾ Expressed as a percent of Maintenance, Utilities (net of general benefit energy contribution), and Pole Replacement Program costs.

Annual Cost Indexing

With the passage of Proposition 218, any proposed increase in District assessments must be approved by affected property owners via a mail ballot and public hearing process, similar to these proceedings. A weighted simple majority of ballots received (weighted according to each parcel's proportionate assessment) must be affirmative for the City Council to confirm and levy the increased assessments. For small assessment districts or districts with relatively low dollar assessments, the cost of an assessment engineer's report, balloting, and the public hearing process can potentially exceed the total amount of the increase. These incidental costs of the proceedings can be added to the assessments, resulting in even higher assessments.

Indexing assessments annually to a factor not-to-exceed the San Diego Consumer Price Index for Urban Consumers (SDCPI-U) plus 3% allows for minor increases in normal maintenance and operating costs, without incurring the costs of ballot proceedings required by Proposition 218. Any significant change in the assessment initiated by an increase in service provided or other significant changes to the District would still require Proposition 218 proceedings and property owner approval.

The maximum authorized unit assessment rates established in these proceedings will be indexed (increased or decreased) annually by a factor equal to the published SDCPI-U plus 3%. Fiscal Year 2008 will be the first year authorized for such indexing. For example, if a parcel's maximum authorized assessment for a given fiscal year was \$100.00 and the published SDCPI-U increase for that year was 2.0%, the parcel's maximum authorized assessment for the subsequent fiscal year will be increased to a maximum authorized amount of \$105.00 without a vote of property owners in the District. The parcel's actual annual assessment may be less than or equal to the maximum authorized assessment depending upon the estimated budget for the fiscal year.

Method of Apportionment

Estimated Benefit of Improvements

The Community Design Element of the *Black Mountain Ranch Subarea Plan* (Subarea Plan) and the general policy recommendations found in the City's *Progress Guide & General Plan* (General Plan) establish several goals and guidelines for the planned development of the community. The District improvements are consistent with these goals. The City's General Plan and Subarea Plan supports the establishment of community-based improvement and maintenance districts, such as this District, to fund maintenance of enhanced improvements and/or services.

Camino Del Sur & Paseo Del Sur

Collectively, Camino Del Sur and Paseo Del Sur make up the backbone street network for the community. These streets serve as the primary access routes for inter-community and intra-community trips, serving all parcels within the community. All parcels within the District benefit from the aesthetic enhancement of these streets and the enhanced community image provided by the improvements being maintained by the District. As such, all parcels within the District have been assessed for the maintenance of the improvements on Camino Del Sur and Paseo Del Sur. The assessment costs associated with these improvements (common to all parcels) are termed "overlay" costs.

Other Collector & Neighborhood Streets

The other collector and neighborhood streets serve as the primary access routes to and from the backbone street system, serving parcels within a specific area. Only those parcels served by such collector and neighborhood streets benefit from their enhancement. Consistent with this concept, the District has been divided into eight zones as shown in Exhibit A. The assessment costs associated with improvements located along the other collector and neighborhood streets are termed “zone” costs.

Apportionment Methodology

The total cost for maintenance of the identified improvements will be assessed proportionally to the parcels in the District based on Equivalent Benefit Units (EBUs). The total assessment for a given parcel is equal to the parcel’s total EBUs multiplied by the Unit Assessment Rate (unique to the zone in which parcel is situated) as shown in the following equation:

$$\text{Total Assessment} = \text{Total EBUs} \times \text{Unit Assessment Rate}$$

Equivalent Benefit Units (EBUs)

EBUs for each parcel have been determined as a function of parcel area or number of residential and a Land Use Factor, as shown in the following equation:

$$\text{EBUs} = (\text{Acres or Units}) \times \text{Land Use Factor}$$

Parcels determined to receive no benefit from maintenance of the District improvements have been assigned zero (0) EBUs.

Land Use Factor

Since the proposed District improvements are primarily associated with the Transportation Element of City’s General Plan and Community Plan, trip generation rates for various land use categories (as previously established by the City’s Transportation Planning Section) have been used as the primary basis for the development of Land Use Factors. While these trip generation rates

address vehicular trips, they are also considered to approximately reflect relative trip generation for other modes of transportation (e.g., pedestrian trips, bicycle trips, etc.), and are considered the best available information for these other transportation modes.

Trip generation rates provide the required nexus and basis for assigning relative proportionality of potential benefit to the various land use/zoning classifications (as defined by the City's Municipal Code) within the District. Land use/zoning classifications have been grouped with averaged trip generation rates assigned to establish the Land Use Factors as shown in Table 3.

TABLE 3: Land Use Factors

Land Use/Zoning	Code	Land Use Factor ⁽¹⁾
Residential – Single Family (detached)	SFD	1.0 per dwelling unit
Residential – Condominium	CND	0.7 per dwelling unit
Residential – Multi-Family & Apartment	MFR	0.7 per dwelling unit
Commercial – Office & Retail	COM	45.0 per acre
Educational – Primary & Secondary	EPS	5.0 per acre
Fire/Police Station	FPS	15.0 per acre
Golf Course	GLF	0.80 per acre
Hotel	HTL	15.0 per acre
Industrial & Institutional	IND	15.0 per acre
Open Space (designated)	OSP	0 per acre
Park – Developed	PKD	5.0 per acre
Park – Undeveloped	PKU	0.5 per acre
Recreational Facility	REC	3.0 per acre
Street/Roadway	STR	0 per acre
Transit Station	TRN	30.0 per acre
Street/Roadway	STR	0 per acre
Undevelopable	UND	0 per acre
Utility Facility	UTL	3.0 per acre

⁽¹⁾ Proportional to trip generation rates contained in the City of San Diego *Trip Generation Manual* (May 2003).

Designated open space serves primarily to preserve natural landscape and habitat. While access for study and passive recreation is often permitted, these activities are allowed only to the extent they are consistent with the primary purpose of natural preservation. Since this land is essentially “unused” in the customary terms of land use (which relate to human use and

development), the trip generation rate is zero. Therefore, the designated open space itself receives no benefit from the District improvements and has been assigned a Land Use Factor of zero.

While those traveling the streets and roadways visually enjoy the enhanced improvements being maintained by the District, the actual benefit accrues to the lands at the origins and destinations of their trips, not to the lands of the streets and roadways, themselves. Accordingly, the Streets/Roadways category receives no benefit and has been assigned a Land Use Factor of zero.

The Recreational Facility category includes those parcels that consist primarily of concentrated facilities, such as swimming pools, gymnasiums, racquetball clubs, etc. Recreational facilities of a more dispersed nature (e.g., parks, golf courses, etc.) have been categorized separately.

Unit Assessment Rates

As previously mentioned, all parcels have been assessed for the maintenance of improvements located along Camino Del Sur and Paseo Del Sur. The assessment costs associated with these improvements (common to all parcels) are termed “overlay” costs. Parcels within each zone have been assessed for the maintenance of the improvements on the collector and neighborhood streets serving their respective zone. The assessment costs associated with these improvements are termed “zone” costs.

The total “overlay” costs have been apportioned to each parcel in proportion to the parcel’s estimated EBUs relative to the total of all District EBUs. The total “zone” costs have been apportioned to each parcel in proportion to the parcel’s estimated EBUs relative to the total of all EBUs within the zone.

The Unit Assessment Rate (rate per EBU) is equal to the sum of the “overlay” unit rate and the “zone” unit rate as shown in the following equation:

$\text{Unit Assessment Rate} = \text{Overlay Unit Rate} + \text{Zone Unit Rate}$
--

Table 4 summarizes the Fiscal Year 2007 and maximum authorized unit assessment rates.

TABLE 4: Fiscal Year 2007 & Maximum Authorized Unit Assessment Rates

	Unit Assessment Rate by Zone								Total
	A	B	C	D	E	F	G	H	
Fiscal Year 2007 ⁽¹⁾									
Overlay Cost	\$9,310	\$105	\$508	\$5,421	\$5,038	\$15,385	\$5,338	\$8,238	\$49,343
Zone Cost	\$0	\$0	\$999	\$74,630	\$51,538	\$0	\$14,965	\$0	\$142,132
Total Cost	\$9,310	\$105	\$1,507	\$80,051	\$56,576	\$15,385	\$20,303	\$8,238	\$191,475
EBUs	1,062.78	12.00	58.00	618.82	575.08	1,756.28	609.34	940.39	5,632.69
Overlay Unit Rate	\$8.76	\$8.76	\$8.76	\$8.76	\$8.76	\$8.76	\$8.76	\$8.76	--
Zone Unit Rate	\$0.00	\$0.00	\$17.22	\$120.60	\$89.62	\$0.00	\$24.56	\$0.00	--
Unit Assessment Rate	\$8.76	\$8.76	\$25.98	\$129.36	\$98.38	\$8.76	\$33.32	\$8.76	--
Maximum Authorized ⁽²⁾									
Overlay Cost	\$11,202	\$126	\$611	\$6,522	\$6,061	\$18,511	\$6,422	\$9,912	\$59,367
Zone Cost	\$0	\$1,915	\$999	\$74,631	\$51,539	\$33,018	\$14,966	\$9,611	\$186,678
Total Cost	\$11,202	\$2,041	\$1,610	\$81,153	\$57,600	\$51,529	\$21,388	\$19,523	\$246,045
EBUs	1,062.78	12.00	58.00	618.82	575.08	1,756.28	609.34	940.39	5,632.69
Overlay Unit Rate	\$10.54	\$10.54	\$10.54	\$10.54	\$10.54	\$10.54	\$10.54	\$10.54	--
Zone Unit Rate	\$0.00	\$159.56	\$17.22	\$120.60	\$89.62	\$18.80	\$24.56	\$10.22	--
Unit Assessment Rate	\$10.54	\$170.10	\$27.76	\$131.14	\$100.16	\$29.34	\$35.10	\$20.76	--

⁽¹⁾ Fiscal Year 2007 begins July 1, 2006 and ends June 30, 2007. Costs based on lighting expected to be installed in 2006-2007 timeframe (i.e., portions of Camino Del Sur and Paseo Del Sur, and local lighting within Zones D, E and G).

⁽²⁾ Subject to cost indexing provisions set forth in this Assessment Engineer's Report.

As described above, the total assessment assigned to each parcel in the District has been calculated, based on the preceding factors, as follows:

$\text{Total Assessment} = \text{Total EBUs} \times \text{Unit Assessment Rate}$
--

Based on the above formula, the EBUs, unit assessment rate, and total assessment calculated for each property, can be found in the Assessment Roll (Exhibit C).

Summary Results

The District Boundary Map is shown in Exhibit A.

An estimate of Fiscal Year 2007 and maximum authorized annual maintenance costs associated with District improvements is shown in Exhibit B.

The assessment methodology utilized is as described in the text of this report. Based on this methodology, the EBU's, Fiscal Year 2007 assessments, and maximum authorized District assessments for each parcel were calculated, and are as shown in the Assessment Roll (Exhibit C).

Each lot or parcel of land within the District has been identified by unique County Assessor's Parcel Number on the Assessment Roll, and the Boundary Map and Assessment Diagram referenced herein.

A Noticing List containing parcel ownership and mailing address information has been prepared and is shown in Exhibit D.

This report has been prepared and respectfully submitted by:

BOYLE ENGINEERING CORPORATION

Eugene F. Shank, PE

C 52792

I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the _____ day of _____, 2006.

Elizabeth Maland, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

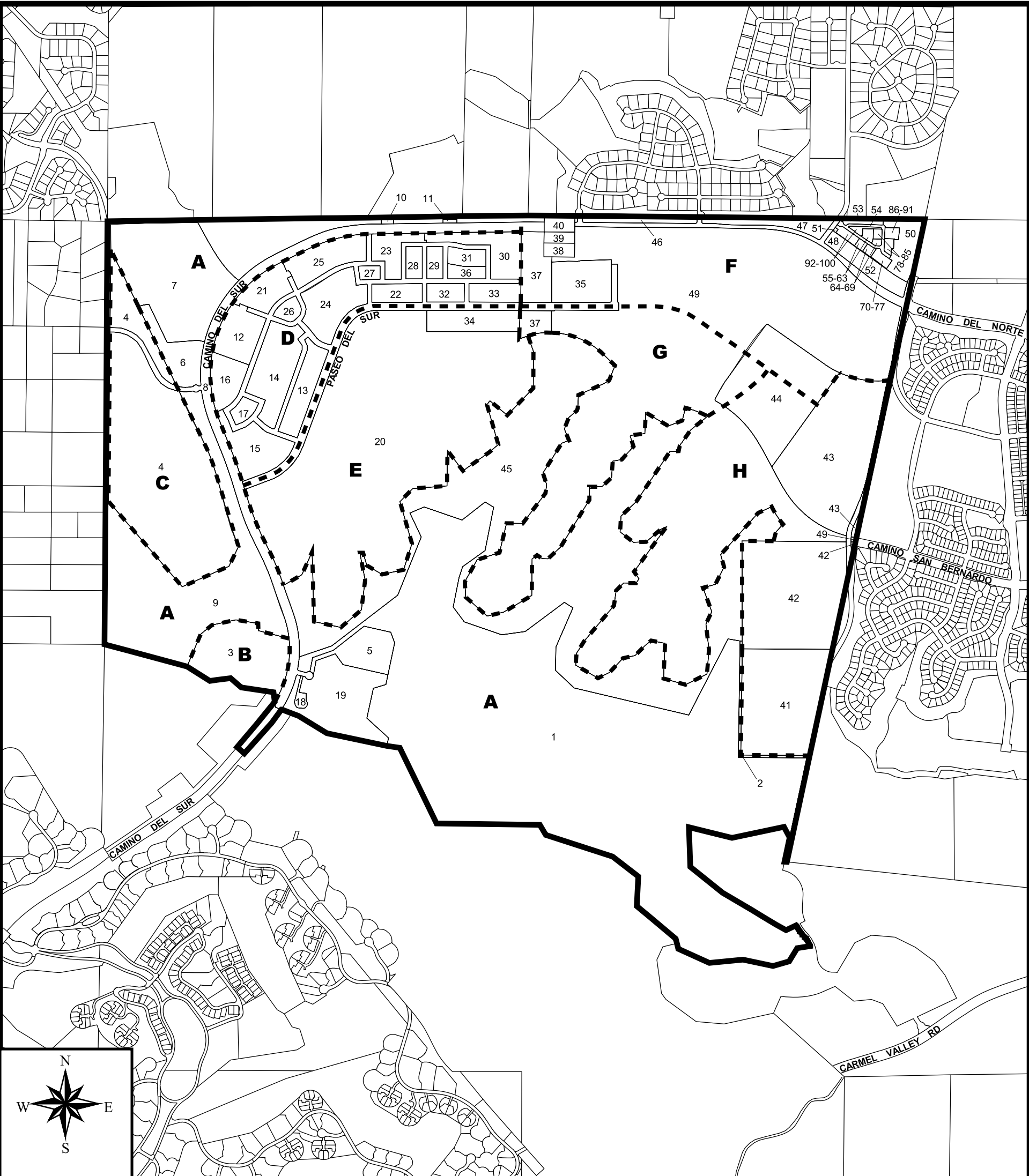
I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the Assessment Diagram incorporated into this report, was approved and confirmed by the CITY COUNCIL of said City on the _____ day of _____, 2006.

Elizabeth Maland, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

I, _____, as SUPERINTENDENT OF STREETS of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the Assessment Diagram was recorded in my office on the _____ day of _____, 2006.

Hosseini Ruhi, SUPERINTENDENT OF STREETS
CITY OF SAN DIEGO
STATE OF CALIFORNIA

EXHIBIT A



BOUNDARY MAP & ASSESSMENT DIAGRAM

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, THIS ____ DAY OF _____, 2006.

ELIZABETH MALAND, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

PREPARED BY:
BOYLE ENGINEERING CORPORATION
7807 Convooy Court, Suite 200, San Diego, California 92111 (858) 268-8080

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF THE BLACK MOUNTAIN RANCH NORTH MAINTENANCE ASSESSMENT DISTRICT, CITY OF SAN DIEGO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF, HELD ON THE ____ DAY OF _____, 2006, BY ITS RESOLUTION NO. _____.

ELIZABETH MALAND, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. SAID ASSESSMENT WAS LEVIED ON THE ____ DAY OF _____, 2006; SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF SAN DIEGO, STATE OF CALIFORNIA ON THE ____ DAY OF _____, 2006. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

LEGEND:

— District Boundary
- - - Zone Boundary
— Parcel Line

NOTE:
FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF LOTS OR PARCELS SHOWN ON THIS MAP, REFER TO THE COUNTY ASSESSOR'S MAPS WHICH SHALL GOVERN WITH RESPECT TO ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

REFER TO THE ENGINEER'S REPORT AND REFERENCED DOCUMENTS, INCORPORATED HEREIN BY REFERENCE, FOR LOCATION AND TYPE OF IMPROVEMENTS.



CITY OF
SAN DIEGO

BLACK MOUNTAIN RANCH NORTH
MAINTENANCE ASSESSMENT DISTRICT

W.O. DATE: MAR 2006 REVS:

EXHIBIT A

EXHIBIT B

EXHIBIT B - Estimated Annual Budget
Black Mountain Ranch North Maintenance Assessment District

	FY 2007 ⁽¹⁾	Maximum Authorized ⁽²⁾
EXPENSES		
Maintenance	\$ 62,453	\$ 92,475
Utilities (energy)	\$ 24,540	\$ 33,060
Pole Replacement Program (CIP fund)	\$ 28,000	\$ 28,000
Formation/Re-Engineering Costs	\$ 35,000	\$ 35,000
Administration - Personnel & Incidentals ⁽³⁾	\$ 7,206	\$ 7,440
Total Expenses	\$ 157,199	\$ 195,975
REVENUE		
Assessments	\$ 191,475	\$ 246,045
City Contribution (general benefit energy)	\$ 15,480	\$ 21,660
Total Revenue	\$ 206,955	\$ 267,705
FUND BALANCE (Carryover, Contingency & Reserve)		
Carryover	\$ -	\$ 5,792
Contingency ⁽⁴⁾	\$ 24,878	\$ 32,969
Reserve ⁽⁴⁾	\$ 24,878	\$ 32,969
Total Fund Balance	\$ 49,756	\$ 71,730

⁽¹⁾ FY 2007 is the City's Fiscal Year 2007, which begins July 1, 2006 and ends June 30, 2007.

⁽²⁾ Maximum authorized assessment subject to cost indexing provisions set forth in Assessment Engineer's Report.

⁽³⁾ Based on 10% of Maintenance, Utilities (net of general benefit energy contribution), and Pole Replacement Program costs.

⁽⁴⁾ Based on 25% of Maintenance, Utilities (net of general benefit energy contribution), and Pole Replacement Program costs.

EXHIBIT C

ASSESSMENT ENGINEER'S REPORT ASSESSMENT ROLL

The undersigned, pursuant to the "Maintenance Assessment Districts Ordinance" (Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), the "Landscaping & Lighting Act of 1972" (Part 2, Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (Article XIID of the California Constitution), and the "Proposition 218 Omnibus Implementation Act" (California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"), does hereby submit the following:

1. Pursuant to the provisions of Assessment Law and the Resolution of Intention, we have assessed the costs and expenses of the works of improvement (maintenance) to be performed in the Assessment District upon the parcels of land in the Assessment District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Boundary Map and Assessment Diagram on file in the Maintenance Assessment Districts Section of the Park and Recreation Department of the City of San Diego. A reduced copy of the Boundary Map is included in the Assessment Engineer's Report as Exhibit A.
2. The Assessment Diagram included in this report shows the Assessment District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within the Assessment District, the same as existed at the time of the passage of the Resolution of Intention, each of which subdivisions of land or parcels or lots respectively have been given a separate number upon the Assessment Diagram and in the Assessment Roll (Exhibit C).
3. By virtue of the authority contained in said Assessment Law, and by further direction and order of the legislative body, we hereby make the following assessment to cover the costs and expenses of the works of improvement (maintenance) for the Assessment District based on the costs and expenses as set forth in the Assessment Engineer's Report.

For particulars as to the individual assessments and their descriptions, reference is made to the Assessment Roll (Exhibit C) attached hereto.

DATED: _____, 2006

BOYLE ENGINEERING CORPORATION

By: _____

Eugene F. Shank, PE

C 52792

EXHIBIT C - Assessment Roll

Black Mountain Ranch North Maintenance Assessment District

Parcel Number	Diagram Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Zone	Land Use Factor ⁽²⁾	Total EBUs	Fiscal Year 2007 ⁽³⁾		Maximum Authorized ⁽⁴⁾		Owner Name
							Unit Cost	Assessment	Unit Cost	Assessment	
267 150 06 00	1	298.36	GLF	A	0.80	238.69	\$8.76	\$2,090.92	\$10.54	\$2,515.78	Black Mountain Ranch L L C
267 150 07 00	2	2.52	STR	A	0.00	0.00	\$8.76	\$0.00	\$10.54	\$0.00	Black Mountain Ranch L L C
267 150 08 00	3	12.00	SFD	B	1.00	12.00	\$8.76	\$105.12	\$170.10	\$2,041.20	Black Mountain Ranch L L C
267 150 10 00	4	58.00	SFD	C	1.00	58.00	\$25.98	\$1,506.84	\$27.76	\$1,610.08	Black Mountain Ranch L L C
267 150 12 00	5	7.53	COM	A	45.00	338.85	\$8.76	\$2,968.34	\$10.54	\$3,571.48	Black Mountain Ranch L L C
267 150 13 00	6	7.17	OSP	A	0.00	0.00	\$8.76	\$0.00	\$10.54	\$0.00	Black Mountain Ranch L L C
267 150 14 00	7	59.00	SFD	A	1.00	59.00	\$8.76	\$516.84	\$10.54	\$621.86	Standard Pacific Corp
267 150 16 00	8	14.63	STR	A	0.00	0.00	\$8.76	\$0.00	\$10.54	\$0.00	Black Mountain Ranch L L C
267 150 17 00	9	85.60	OSP	A	0.00	0.00	\$8.76	\$0.00	\$10.54	\$0.00	Black Mountain Ranch L L C
267 150 18 00	10	0.21	OSP	A	0.00	0.00	\$8.76	\$0.00	\$10.54	\$0.00	Olivenhain Municipal Water Dist
267 150 19 00	11	0.23	OSP	A	0.00	0.00	\$8.76	\$0.00	\$10.54	\$0.00	Olivenhain Municipal Water Dist
267 150 20 00	12	41.00	SFD	D	1.00	41.00	\$129.36	\$5,303.76	\$131.14	\$5,376.74	Dw La Jolla Valley
267 150 21 00	13	41.00	SFD	D	1.00	41.00	\$129.36	\$5,303.76	\$131.14	\$5,376.74	Black Mountain Ranch L L C
267 150 22 00	14	78.00	SFD	D	1.00	78.00	\$129.36	\$10,090.08	\$131.14	\$10,228.92	Shea Homes
267 150 23 00	15	69.00	SFD	D	1.00	69.00	\$129.36	\$8,925.84	\$131.14	\$9,048.66	Standard Pacific Corp
267 150 24 00	16	31.00	SFD	D	1.00	31.00	\$129.36	\$4,010.16	\$131.14	\$4,065.34	William Lyon Homes Inc
267 150 25 00	17	1.45	PKU	D	0.50	0.73	\$129.36	\$93.80	\$131.14	\$95.08	Black Mountain Ranch L L C
267 150 26 00	18	0.68	UTL	A	3.00	2.04	\$8.76	\$17.88	\$10.54	\$21.50	Black Mountain Ranch L L C
267 150 27 00	19	19.12	HTL	A	15.00	286.80	\$8.76	\$2,512.38	\$10.54	\$3,022.88	Black Mountain Ranch L L C
267 150 29 00	20	55.00	CND	E	0.70	38.50	\$98.38	\$3,787.64	\$100.16	\$3,856.16	Black Mountain Ranch L L C
267 150 29 00	20	70.00	CND	E	0.70	49.00	\$98.38	\$4,820.62	\$100.16	\$4,907.84	Black Mountain Ranch L L C
267 150 29 00	20	10.29	EPS	E	5.00	51.45	\$98.38	\$5,061.66	\$100.16	\$5,153.24	Black Mountain Ranch L L C
267 150 29 00	20	11.20	OSP	E	0.00	0.00	\$98.38	\$0.00	\$100.16	\$0.00	Black Mountain Ranch L L C
267 150 29 00	20	15.50	OSP	E	0.00	0.00	\$98.38	\$0.00	\$100.16	\$0.00	Black Mountain Ranch L L C
267 150 29 00	20	5.04	PKD	E	5.00	25.20	\$98.38	\$2,479.18	\$100.16	\$2,524.04	Black Mountain Ranch L L C
267 150 29 00	20	4.24	PKU	E	0.50	2.12	\$98.38	\$208.58	\$100.16	\$212.34	Black Mountain Ranch L L C
267 150 29 00	20	1.01	PKU	E	0.50	0.51	\$98.38	\$49.68	\$100.16	\$50.58	Black Mountain Ranch L L C
267 150 29 00	20	2.60	PKU	E	0.50	1.30	\$98.38	\$127.90	\$100.16	\$130.22	Black Mountain Ranch L L C
267 150 29 00	20	226.00	SFD	E	1.00	226.00	\$98.38	\$22,233.88	\$100.16	\$22,636.16	Black Mountain Ranch L L C
267 150 29 00	20	143.00	SFD	E	1.00	143.00	\$98.38	\$14,068.34	\$100.16	\$14,322.88	Black Mountain Ranch L L C
267 230 01 00	21	29.00	SFD	D	1.00	29.00	\$129.36	\$3,751.44	\$131.14	\$3,803.06	Dw La Jolla Valley
267 230 02 00	22	23.00	SFD	D	1.00	23.00	\$129.36	\$2,975.28	\$131.14	\$3,016.22	Standard Pacific Corp
267 230 03 00	23	36.00	SFD	D	1.00	36.00	\$129.36	\$4,656.96	\$131.14	\$4,721.04	Black Mountain Ranch L L C
267 230 04 00	24	84.00	SFD	D	1.00	84.00	\$129.36	\$10,866.24	\$131.14	\$11,015.76	Black Mountain Ranch L L C
267 230 05 00	25	52.00	SFD	D	1.00	52.00	\$129.36	\$6,726.72	\$131.14	\$6,819.28	William Lyon Homes Inc
267 230 06 00	26	1.55	PKU	D	0.50	0.78	\$129.36	\$100.26	\$131.14	\$101.64	Black Mountain Ranch L L C
267 230 07 00	27	0.97	PKU	D	0.50	0.49	\$129.36	\$62.74	\$131.14	\$63.60	Black Mountain Ranch L L C

EXHIBIT C - Assessment Roll

Black Mountain Ranch North Maintenance Assessment District

Parcel Number	Diagram Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Zone	Land Use Factor ⁽²⁾	Total EBUs	Fiscal Year 2007 ⁽³⁾		Maximum Authorized ⁽⁴⁾		Owner Name
							Unit Cost	Assessment	Unit Cost	Assessment	
267 270 01 00	28	14.00	SFD	D	1.00	14.00	\$129.36	\$1,811.04	\$131.14	\$1,835.96	Black Mountain Ranch L L C
267 270 02 00	29	14.00	SFD	D	1.00	14.00	\$129.36	\$1,811.04	\$131.14	\$1,835.96	Black Mountain Ranch L L C
267 270 03 00	30	42.00	SFD	D	1.00	42.00	\$129.36	\$5,433.12	\$131.14	\$5,507.88	Black Mountain Ranch L L C
267 270 04 00	31	22.00	SFD	D	1.00	22.00	\$129.36	\$2,845.92	\$131.14	\$2,885.08	Black Mountain Ranch L L C
267 270 05 00	32	16.00	SFD	D	1.00	16.00	\$129.36	\$2,069.76	\$131.14	\$2,098.24	Black Mountain Ranch L L C
267 270 06 00	33	24.00	SFD	D	1.00	24.00	\$129.36	\$3,104.64	\$131.14	\$3,147.36	Black Mountain Ranch L L C
267 270 07 00	34	38.00	SFD	E	1.00	38.00	\$98.38	\$3,738.44	\$100.16	\$3,806.08	Black Mountain Ranch L L C
267 270 08 00	35	204.00	MFR	F	0.70	142.80	\$8.76	\$1,250.94	\$29.34	\$4,189.76	Black Mountain Ranch L L C
267 270 09 00	36	1.68	PKU	D	0.50	0.84	\$129.36	\$108.66	\$131.14	\$110.16	Black Mountain Ranch L L C
267 270 10 00	37	6.33	OSP	F	0.00	0.00	\$8.76	\$0.00	\$29.34	\$0.00	Black Mountain Ranch L L C
267 270 10 00	37	3.77	OSP	G	0.00	0.00	\$33.32	\$0.00	\$35.10	\$0.00	Black Mountain Ranch L L C
267 270 11 00	38	1.50	UTL	A	3.00	4.50	\$8.76	\$39.42	\$10.54	\$47.44	San Diego Gas;Electric Co
267 270 12 00	39	1.20	UTL	A	3.00	3.60	\$8.76	\$31.54	\$10.54	\$37.94	San Diego Gas;Electric Co
267 270 13 00	40	1.50	STR	F	0.00	0.00	\$8.76	\$0.00	\$29.34	\$0.00	Black Mountain Ranch L L C
312 141 02 00	41	30.02	OSP	H	0.00	0.00	\$8.76	\$0.00	\$20.76	\$0.00	Camelot Investments
678 230 04 00	42	300.00	SFD	H	1.00	300.00	\$8.76	\$2,628.00	\$20.76	\$6,228.00	Camelot Investments
678 230 08 00	43	38.72	EPS	H	5.00	193.60	\$8.76	\$1,695.94	\$20.76	\$4,019.14	Poway Unified School District
678 230 09 00	44	6.19	COM	F	45.00	278.55	\$8.76	\$2,440.10	\$29.34	\$8,172.66	Black Mountain Ranch L L C
678 230 09 00	44	83.00	MFR	F	0.70	58.10	\$8.76	\$508.96	\$29.34	\$1,704.66	Black Mountain Ranch L L C
678 230 09 00	44	180.00	MFR	H	0.70	126.00	\$8.76	\$1,103.76	\$20.76	\$2,615.76	Black Mountain Ranch L L C
678 230 09 00	44	4.74	PKU	H	0.50	2.37	\$8.76	\$20.76	\$20.76	\$49.20	Black Mountain Ranch L L C
678 230 15 00	45	159.84	OSP	A	0.00	0.00	\$8.76	\$0.00	\$10.54	\$0.00	Black Mountain Ranch L L C
678 230 19 00	46	2.61	OSP	F	0.00	0.00	\$8.76	\$0.00	\$29.34	\$0.00	Black Mountain Ranch L L C
678 230 20 00	47	4.54	OSP	F	0.00	0.00	\$8.76	\$0.00	\$29.34	\$0.00	Black Mountain Ranch L L C
678 230 21 00	48	5.39	OSP	F	0.00	0.00	\$8.76	\$0.00	\$29.34	\$0.00	Black Mountain Ranch L L C
678 230 31 00	49	1.33	COM	F	45.00	59.85	\$8.76	\$524.30	\$29.34	\$1,756.00	Black Mountain Ranch L L C
678 230 31 00	49	5.52	COM	F	45.00	248.40	\$8.76	\$2,175.98	\$29.34	\$7,288.06	Black Mountain Ranch L L C
678 230 31 00	49	6.03	COM	F	45.00	271.35	\$8.76	\$2,377.04	\$29.34	\$7,961.42	Black Mountain Ranch L L C
678 230 31 00	49	3.74	COM	G	45.00	168.30	\$33.32	\$5,607.76	\$35.10	\$5,907.34	Black Mountain Ranch L L C
678 230 31 00	49	22.14	EPS	F	5.00	110.70	\$8.76	\$969.74	\$29.34	\$3,247.94	Black Mountain Ranch L L C
678 230 31 00	49	22.19	IND	F	15.00	332.85	\$8.76	\$2,915.78	\$29.34	\$9,765.82	Black Mountain Ranch L L C
678 230 31 00	49	251.00	MFR	F	0.70	175.70	\$8.76	\$1,539.14	\$29.34	\$5,155.04	Black Mountain Ranch L L C
678 230 31 00	49	95.00	MFR	G	0.70	66.50	\$33.32	\$2,215.78	\$35.10	\$2,334.16	Black Mountain Ranch L L C
678 230 31 00	49	79.00	MFR	F	0.70	55.30	\$8.76	\$484.44	\$29.34	\$1,622.50	Black Mountain Ranch L L C
678 230 31 00	49	154.00	MFR	G	0.70	107.80	\$33.32	\$3,591.90	\$35.10	\$3,783.78	Black Mountain Ranch L L C
678 230 31 00	49	30.00	MFR	H	0.70	21.00	\$8.76	\$183.96	\$20.76	\$435.96	Black Mountain Ranch L L C
678 230 31 00	49	9.49	PKU	G	0.50	4.75	\$33.32	\$158.10	\$35.10	\$166.56	Black Mountain Ranch L L C

EXHIBIT C - Assessment Roll

Black Mountain Ranch North Maintenance Assessment District

Parcel Number	Diagram Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Zone	Land Use Factor ⁽²⁾	Total EBUs	Fiscal Year 2007 ⁽³⁾		Maximum Authorized ⁽⁴⁾		Owner Name
							Unit Cost	Assessment	Unit Cost	Assessment	
678 230 31 00	49	0.84	PKU	H	0.50	0.42	\$8.76	\$3.68	\$20.76	\$8.72	Black Mountain Ranch L L C
678 230 31 00	49	46.00	SFD	G	1.00	46.00	\$33.32	\$1,532.72	\$35.10	\$1,614.60	Black Mountain Ranch L L C
678 230 31 00	49	81.00	SFD	G	1.00	81.00	\$33.32	\$2,698.92	\$35.10	\$2,843.10	Black Mountain Ranch L L C
678 230 31 00	49	96.00	SFD	G	1.00	96.00	\$33.32	\$3,198.72	\$35.10	\$3,369.60	Black Mountain Ranch L L C
678 230 31 00	49	39.00	SFD	G	1.00	39.00	\$33.32	\$1,299.48	\$35.10	\$1,368.90	Black Mountain Ranch L L C
678 230 31 00	49	73.00	SFD	H	1.00	73.00	\$8.76	\$639.48	\$20.76	\$1,515.48	Black Mountain Ranch L L C
678 230 31 00	49	93.00	SFD	H	1.00	93.00	\$8.76	\$814.68	\$20.76	\$1,930.68	Black Mountain Ranch L L C
678 230 31 00	49	100.00	SFD	H	1.00	100.00	\$8.76	\$876.00	\$20.76	\$2,076.00	Black Mountain Ranch L L C
678 230 31 00	49	31.00	SFD	H	1.00	31.00	\$8.76	\$271.56	\$20.76	\$643.56	Black Mountain Ranch L L C
678 230 31 00	49	0.74	TRN	F	30.00	22.20	\$8.76	\$194.48	\$29.34	\$651.36	Black Mountain Ranch L L C
678 230 31 00	49	0.16	UTL	F	3.00	0.48	\$8.76	\$4.20	\$29.34	\$14.08	Black Mountain Ranch L L C
678 620 01 00	50	119.00	MFR	A	0.70	83.30	\$8.76	\$729.72	\$10.54	\$877.98	Santaluz Family Apts P
678 620 05 00	51	0.05	OSP	A	0.00	0.00	\$8.76	\$0.00	\$10.54	\$0.00	Santaluz L L C
678 620 06 00	52	0.08	OSP	A	0.00	0.00	\$8.76	\$0.00	\$10.54	\$0.00	Taylor Woodrow Homes Inc
678 620 07 00	53	0.84	OSP	A	0.00	0.00	\$8.76	\$0.00	\$10.54	\$0.00	Taylor Woodrow Homes Inc
678 620 08 00	54	1.20	STR	A	0.00	0.00	\$8.76	\$0.00	\$10.54	\$0.00	Taylor Woodrow Homes Inc
678 620 09 01	55	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Alam Jahangir;Rasheda
678 620 09 02	56	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Lareybi Brenda
678 620 09 03	57	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Legaspi Jason
678 620 09 04	58	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Nguyen Bryan
678 620 09 05	59	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Sherafatmand Sam
678 620 09 06	60	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Tuosto Nicholas
678 620 09 07	61	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Le Thao
678 620 09 08	62	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Lin Susan S
678 620 09 09	63	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Frank Kevin;Lisa
678 620 10 01	64	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Liang Jie
678 620 10 02	65	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Westfall Jerry
678 620 10 03	66	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Mehrafshani Kambiz
678 620 10 04	67	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Park Sung Sin
678 620 10 05	68	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Krause Robert;Deanna
678 620 10 06	69	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Calo Nancy
678 620 11 01	70	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Hickerson Thomas;Jan
678 620 11 02	71	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Javien Orlando Jr;Svetlana
678 620 11 03	72	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Kazemzadeh Medhi
678 620 11 04	73	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Chapp Michael
678 620 11 05	74	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Delatorre Alejandro Jr;Bridget
678 620 11 06	75	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Namvar Reza

EXHIBIT C - Assessment Roll **Black Mountain Ranch North Maintenance Assessment District**

Parcel Number	Diagram Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Zone	Land Use Factor ⁽²⁾	Total EBUs	Fiscal Year 2007 ⁽³⁾		Maximum Authorized ⁽⁴⁾		Owner Name
							Unit Cost	Assessment	Unit Cost	Assessment	
678 620 11 07	76	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Sanding Anthony;Maria
678 620 11 08	77	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Dana Jason
678 620 12 01	78	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Stewart Kara
678 620 12 02	79	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Decker Norman
678 620 12 03	80	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Isip Jexter;Elmira
678 620 12 04	81	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Krishfield Melissa
678 620 12 05	82	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Angchangco Jerome;Edith
678 620 12 06	83	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Morgan Ed
678 620 12 07	84	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Kedar Trust
678 620 12 08	85	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Robleto Patricia;Jorge
678 620 13 01	86	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Wong Herbert
678 620 13 02	87	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Amini Ataollah
678 620 13 03	88	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Mehrafshani Giti
678 620 13 04	89	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Gjerset Jon;Julie
678 620 13 05	90	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Baha Mohammad
678 620 13 06	91	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Juneja Anupam;Kalra Sonal
678 620 14 01	92	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Brown Denny
678 620 14 02	93	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Callaway Scott;Elizabeth M S
678 620 14 03	94	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Thayer Lance;Carolyn
678 620 14 04	95	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Scogin Steven
678 620 14 05	96	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Pacheco Jose;Kawar Dina
678 620 14 06	97	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Le Tristina
678 620 14 07	98	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Peralta Leah
678 620 14 08	99	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Rollins Sean;Paige
678 620 14 09	100	1.00	SFD	A	1.00	1.00	\$8.76	\$8.76	\$10.54	\$10.54	Rippee Jeffery
TOTAL	-	-	-	-	-	5,632.69	-	\$191,475	-	\$246,045	

⁽¹⁾ Applicable units (acres or dwelling units) dependent upon Land Use Code.

⁽²⁾ Refer to Assessment Engineer's Report for description of Land Use Code and applicable Land Use Factor.

⁽⁴⁾ FY 2007 is the City's Fiscal Year 2007, which begins July 1, 2006 and ends June 30, 2007.

⁽⁵⁾ Maximum authorized annual assessment (for subsequent fiscal years) subject to cost indexing provisions as described within this Assessment Engineer's Report.

EXHIBIT D

EXHIBIT D - Noticing List

Black Mountain Ranch North Maintenance Assessment District

Parcel Number	Diagram Number	Owner Name	Mailing Address				
			Street Address	City	State	Zip	Country
267 150 06 00	1	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
267 150 07 00	2	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
267 150 08 00	3	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
267 150 10 00	4	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
267 150 12 00	5	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
267 150 13 00	6	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
267 150 14 00	7	Standard Pacific Corp	5750 Fleet St #200	Carlsbad	CA	92008	
267 150 16 00	8	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
267 150 17 00	9	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
267 150 18 00	10	Olivenhain Municipal Water Dist	1966 Olivenhain Rd	Encinitas	CA	92024	
267 150 19 00	11	Olivenhain Municipal Water Dist	1966 Olivenhain Rd	Encinitas	CA	92024	
267 150 20 00	12	Dw La Jolla Valley	1302 Camino Del Mar	Del Mar	CA	92014	
267 150 21 00	13	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
267 150 22 00	14	Shea Homes	10721 Treena St #200	San Diego	CA	92131	
267 150 23 00	15	Standard Pacific Corp	5750 Fleet St #200	Carlsbad	CA	92008	
267 150 24 00	16	William Lyon Homes Inc	4490 Von Karman Ave	Newport Beach	CA	92660	
267 150 25 00	17	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
267 150 26 00	18	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
267 150 27 00	19	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
267 150 29 00	20	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
267 230 01 00	21	Dw La Jolla Valley	1302 Camino Del Mar	Del Mar	CA	92014	
267 230 02 00	22	Standard Pacific Corp	5750 Fleet St #200	Carlsbad	CA	92008	
267 230 03 00	23	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
267 230 04 00	24	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
267 230 05 00	25	William Lyon Homes Inc	4490 Von Karman Ave	Newport Beach	CA	92660	
267 230 06 00	26	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
267 230 07 00	27	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
267 270 01 00	28	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
267 270 02 00	29	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
267 270 03 00	30	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
267 270 04 00	31	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
267 270 05 00	32	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
267 270 06 00	33	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
267 270 07 00	34	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
267 270 08 00	35	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
267 270 09 00	36	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
267 270 10 00	37	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
267 270 11 00	38	San Diego Gas;Electric Co	101 Ash St HQ 06B	San Diego	CA	92101	
267 270 12 00	39	San Diego Gas;Electric Co	101 Ash St HQ 06B	San Diego	CA	92101	
267 270 13 00	40	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
312 141 02 00	41	Camelot Investments	1381 Warner Ave #C	Tustin	CA	92780	
678 230 04 00	42	Camelot Investments	1381 Warner Ave #C	Tustin	CA	92780	

EXHIBIT D - Noticing List

Black Mountain Ranch North Maintenance Assessment District

Parcel Number	Diagram Number	Owner Name	Mailing Address				
			Street Address	City	State	Zip	Country
678 230 08 00	43	Poway Unified School District	13626 Twin Peaks Rd	Poway	CA	92064	
678 230 09 00	44	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
678 230 15 00	45	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
678 230 19 00	46	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
678 230 20 00	47	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
678 230 21 00	48	Black Mountain Ranch L L C	701 B St #2100	San Diego	CA	92101	
678 230 31 00	49	Black Mountain Ranch L L C	12770 High Bluff Dr #260	San Diego	CA	92130	
678 620 01 00	50	Santaluz Family Apts P	725 S Coast Highway 101	Encinitas	CA	92024	
678 620 05 00	51	Santaluz L L C	8170 Caminito Santaluz E	San Diego	CA	92127	
678 620 06 00	52	Taylor Woodrow Homes Inc	15 Cushing	Irvine	CA	92618	
678 620 07 00	53	Taylor Woodrow Homes Inc	15 Cushing	Irvine	CA	92618	
678 620 08 00	54	Taylor Woodrow Homes Inc	15 Cushing	Irvine	CA	92618	
678 620 09 01	55	Alam Jahangir;Rasheda	9759 Tallus Gln	San Diego	CA	92127	
678 620 09 02	56	Lareybi Brenda	6650 Flanders Dr #J	San Diego	CA	92121	
678 620 09 03	57	Legaspi Jason	9767 Tallus Gln	San Diego	CA	92127	
678 620 09 04	58	Nguyen Bryan	9771 Tallus Gln	San Diego	CA	92127	
678 620 09 05	59	Sherafatmand Sam	9782 Tallus Gln	San Diego	CA	92127	
678 620 09 06	60	Tuosto Nicholas	PO Box 4156	San Rafael	CA	94913	
678 620 09 07	61	Le Thao	9774 Tallus Gln	San Diego	CA	92127	
678 620 09 08	62	Lin Susan S	3120 Leavesley Rd	Gilroy	CA	95020	
678 620 09 09	63	Frank Kevin;Lisa	9766 Tallus Gln	San Diego	CA	92127	
678 620 10 01	64	Liang Jie	9781 Tallus Gln	San Diego	CA	92127	
678 620 10 02	65	Westfall Jerry	9785 Tallus Gln	San Diego	CA	92127	
678 620 10 03	66	Mehrafshani Kambiz	912 Cherrystone Dr	Los Gatos	CA	95032	
678 620 10 04	67	Park Sung Sin	10884 Poblado Rd #1421	San Diego	CA	92127	
678 620 10 05	68	Krause Robert;Deanna	9796 Tallus Gln	San Diego	CA	92127	
678 620 10 06	69	Calo Nancy	12035 Alta Carmel Ct #212	San Diego	CA	92128	
678 620 11 01	70	Hickerson Thomas;Jan	16786 Saintsbury Gln	San Diego	CA	92127	
678 620 11 02	71	Javien Orlando Jr;Svetlana	16778 Saintsbury Gln	San Diego	CA	92127	
678 620 11 03	72	Kazemzadeh Medhi	8027 Entrada De Luz W	San Diego	CA	92127	
678 620 11 04	73	Chapp Michael	16762 Saintsbury Gln	San Diego	CA	92127	
678 620 11 05	74	Delatorre Alejandro Jr;Bridget	16752 Saintsbury Gln	San Diego	CA	92127	
678 620 11 06	75	Namvar Reza	16744 Saintsbury Gln	San Diego	CA	92127	
678 620 11 07	76	Sanding Anthony;Maria	16736 Saintsbury Gln	San Diego	CA	92127	
678 620 11 08	77	Dana Jason	16728 Saintsbury Gln	San Diego	CA	92127	
678 620 12 01	78	Stewart Kara	6950 Friars Rd #100	San Diego	CA	92108	
678 620 12 02	79	Decker Norman	16809 Saintsbury Gln	San Diego	CA	92127	
678 620 12 03	80	Isip Jexter;Elmira	16815 Saintsbury Gln	San Diego	CA	92127	
678 620 12 04	81	Krishfield Melissa	11884 Scripps Creek Dr #B	San Diego	CA	92131	
678 620 12 05	82	Angchangco Jerome;Edith	16872 Saintsbury Gln	San Diego	CA	92127	
678 620 12 06	83	Morgan Ed	16864 Saintsbury Gln	San Diego	CA	92127	
678 620 12 07	84	Kedar Trust	7500 W Lake Mead Blvd #942	Las Vegas	NV	89128	

EXHIBIT D - Noticing List
Black Mountain Ranch North Maintenance Assessment District

Parcel Number	Diagram Number	Owner Name	Mailing Address				
			Street Address	City	State	Zip	Country
678 620 12 08	85	Robledo Patricia;Jorge	16848 Saintsbury Gln	San Diego	CA	92127	
678 620 13 01	86	Wong Herbert	1421 Cabrillo Ave	Burlingame	CA	94010	
678 620 13 02	87	Amini Ataollah	16853 Saintsbury Gln	San Diego	CA	92127	
678 620 13 03	88	Mehrafshani Giti	4782 Gondola Dr	Oak Park	CA	91377	
678 620 13 04	89	Gjerset Jon;Julie	16865 Saintsbury Gln	San Diego	CA	92127	
678 620 13 05	90	Baha Mohammad	16871 Saintsbury Gln	San Diego	CA	92127	
678 620 13 06	91	Juneja Anupam;Kalra Sonal	16877 Saintsbury Gln	San Diego	CA	92127	
678 620 14 01	92	Brown Denny	9715 Tallus Gln	San Diego	CA	92127	
678 620 14 02	93	Callaway Scott;Elizabeth M S	2334 30th St	San Diego	CA	92104	
678 620 14 03	94	Thayer Lance;Carolyn	17161 Alva Rd #712	San Diego	CA	92127	
678 620 14 04	95	Scogin Steven	9727 Tallus Gln	San Diego	CA	92127	
678 620 14 05	96	Pacheco Jose;Kawar Dina	9737 Tallus Gln	San Diego	CA	92127	
678 620 14 06	97	Le Tristina	14563 Via Bettona	San Diego	CA	92127	
678 620 14 07	98	Peralta Leah	9745 Tallus Gln	San Diego	CA	92127	
678 620 14 08	99	Rollins Sean;Paige	9749 Tallus Gln	San Diego	CA	92127	
678 620 14 09	100	Rippee Jeffery	9744 Tallus Gln	San Diego	CA	92127	